

LOT 145
IN OR 1959/1100
PLUMMER CREEK #1 PB 8/28

HEATH ASHLEY B
83040 PURPLE MARTIN DR
YULEE, FL 32097

2024

12-2N-26-1601-0145-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,750	100	1,750	198,878
FGR	460	55	253	28,752
FOP	42	30	13	1,477
FOP	124	30	37	4,205
TOTALS	2,376		2,053	233,313

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0810	CONCRETE A	0 100	0	0	738.00	SF	6.50	6.50	100	2014	2014	3	95

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 2016

Heated Area: 1750

HX Base Yr 2016

83040 PURPLE MARTIN DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					233,313				
TOTAL MARKET OB/XF VALUE					4,557				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					292,870				
SOH/AGL Deduction					106,306				
ASSESSED VALUE					186,564				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					136,564				
TOTAL JUST VALUE					292,870				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					282,356				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429435	CO ISSUED	0	01/12/2015
B1429435	NEW CONSTR	213,264	10/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1959/1100	1/20/2015	WD	Q	I	01	171,800	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:HEATH ASHLEY B							
1940/0316	9/25/2014	WD	Q	V	05	261,500	
GRANTOR:BWC LAND PLUMMER LLC							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W11 FOP=[YR=2014] W14 S9 E12 U2 R2 N7\$ S7 D2 L2 W12 N16 W15 S63 E13 N7 FOP=[YR=2014] E7 FGR=[YR=2014] S11 E20 N23 W20 S12\$ N6 W7 S6\$ N6 E7 N6 E20 N37\$.									

LAND DESCRIPTION														
TOTAL OB/XF														
4,557														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00